

# Berger Realty

Since 1928



Berger Realty, Inc.  
55th & Haven Avenue  
Ocean City, NJ 08226  
609-399-0040

info@bergerrealty.com



**3101 BOARDWALK #2902B-1**  
**Atlantic City, NJ 08401**

**Asking \$189,000.00**



## COMMENTS

Enjoy ocean and bay views from your private balcony in this spacious 1-bedroom, 1.5 bath condo. Wood like tiled floors flow from the hallways to the kitchen, living/dining area and bedroom. The kitchen includes sleek stainless steel appliances. There is a newer washer/dryer. Unit is sold unfurnished with the exception of the dinette set which is included with the sale. The balcony will be accessible after the balcony floor is completed. Ocean Club is a pet-friendly building (with restrictions). You'll have access to resort-style amenities including: a year-round swimming pool, wet & dry saunas, social rooms with Wi-Fi, a library with WiFi and 24/7 security. There is currently a wait-list for bike space and storage lockers. Parking includes a one-time lifetime fee of \$500 for an unassigned space for your primary car. Additional vehicles may be accommodated but not guaranteed a space for a fee of \$300. a year per car. The monthly Condo fee is \$868. plus there is a special assessment of \$395. making the total monthly fee of \$1,263. Located just steps from the beach and boardwalk, and close to casinos, restaurants (both gourmet and casual), entertainment venues, and transportation. The surrounding area continues to grow with attractions like the Showboat Water Park, summer beach concerts, Stockton University expansion, mini-golf, outlet shopping, and more. Note: Showings are not available online. Please call Showing Time at 800-746-9464 to schedule an appointment.

## PROPERTY DETAILS

ParkingGarage	OtherRooms	InteriorFeatures	Heating
Attached Garage	Dining Area	Foyer	Electric
		Master Bath	Heat Pump
		Pets Allowed	



Ask for Lori McCloskey  
Berger Realty Inc  
109 E 55th St., Ocean City  
Call: 609-399-4211

Email to: lam@bergerrealty.com

